



# FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Worcester, MA HUD Metro FMR Area</b>	\$98,800	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	34,600	39,550	44,500	<b>49,400</b>	53,400	57,350	61,300	65,250
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	20,800	23,750	26,700	<b>29,650</b>	32,050	35,580	40,120	44,600
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	55,350	63,250	71,150	<b>79,050</b>	85,400	91,700	98,050	104,300

**NOTE:** Grafton town is part of the **Worcester, MA HUD Metro FMR Area**, so all information presented here applies to all of the **Worcester, MA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Worcester, MA HUD Metro FMR Area**.

The **Worcester, MA HUD Metro FMR Area** contains the following areas:

**WORCESTER COUNTY, MA TOWNS OF** Auburn town, MA; Barre town, MA; Boylston town, MA; Brookfield town, MA; Charlton town, MA; Clinton town, MA; Douglas town, MA; Dudley town, MA; East Brookfield town, MA; Grafton town, MA; Holden town, MA; Leicester town, MA; Millbury town, MA; Northborough town, MA; Northbridge town, MA; North Brookfield town, MA; Oakham town, MA; Oxford town, MA; Paxton town, MA; Princeton town, MA; Rutland town, MA; Shrewsbury town, MA; Southbridge Town city, MA; Spencer town, MA; Sterling town, MA; Sturbridge town, MA; Sutton town, MA; Uxbridge town, MA; Webster town, MA; Westborough town, MA; West Boylston town, MA; West Brookfield town, MA; Worcester city, MA; and Worcester city, MA.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2020 Median Family Income and Income Limits for Worcester, MA HUD Metro FMR Area](#)

Select a different county or county equivalent in  
Massachusetts:

Select any FY2021 HUD Metropolitan FMR Area's  
Income Limits:

<div><div>Lincoln town</div><div>Littleton town</div><div>Longmeadow town</div><div>Lowell city</div><div>Ludlow town</div><div>Lunenburg town</div><div>Select county or county equivalent</div></div>	<div><div>Worcester, MA HUD Metro FMR Area</div><div>Select HMFA Income Limits Area</div></div> <div><div>Or press below to start over and select a different state:</div><div>Select a new state</div></div>
<div><div>Update URL For bookmarking or E-Mailing</div></div>	
<div><div>Prepared by the <a href="#">Program Parameters and Research Division</a>, HUD.</div></div>	